



THE
A-TEAM

**RE/MAX
FIRST**

10030 OAKMOOR Way #22, Calgary T2V 4S8

MLS®#: **A2173405**

Area: **Oakridge**

Listing Date: **10/31/24**

List Price: **\$530,000**

Status: **Active**

County: **Calgary**

Change: **-\$16k, 14-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1976**

Finished Floor Area

Abv Sqft: **1,472**
Low Sqft:
Ttl Sqft: **1,472**

DOM

20
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **4 Level Split**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Backs on to Park/Green Space,Garden,Private,Secluded**
Park Feat: **Additional Parking,Heated Garage,Insulated,Single Garage Attached,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Brick,Wood Frame,Wood Siding**
Flooring: **Carpet,Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Beamed Ceilings,Built-in Features,High Ceilings,Soaking Tub,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Third	19`3" x 13`2"
Living Room	Second	19`3" x 12`6"
Furnace/Utility Room	Basement	11`10" x 8`9"
Bedroom	Level 4	12`2" x 9`0"
2pc Bathroom	Third	
Foyer	Lower	13`6" x 6`5"

Room	Level	Dimensions
Dining Room	Third	12`6" x 10`1"
Living/Dining Room Combination	Third	11`9" x 9`10"
Bedroom - Primary	Level 4	16`10" x 11`3"
Bedroom	Level 4	10`8" x 9`11"
4pc Bathroom	Level 4	

Legal/Tax/Financial

Condo Fee:
\$437

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **7711100**

Remarks

Pub Rmks: **Nestled in a quiet corner of a lovely Oakwood Lane complex, we've discovered a true hidden gem. This 3-bedroom, 1.5-bathroom END UNIT townhome isn't just a house - it's a sanctuary waiting for you to call it home. As you step inside, you're greeted by a living room that exudes warmth and character. The vaulted cedar ceiling draws your eyes upward, while the feature fireplace beckons you to cozy up on chilly Calgary evenings. Just beyond, your private fenced backyard offers a tranquil escape for morning coffees or evening stargazing. The next level up features a versatile flex space that can serve as a formal dining area, reading nook or office. The recently updated kitchen is a cook's paradise, featuring ample storage, sleek stone-coated counters, modern stainless steel appliances, and stylish upgrades like a chimney hood fan - all designed to delight even the most passionate home chef. The top level with three bedrooms offers peaceful sanctuaries for rest and rejuvenation. The updated 4-piece ensuite bathroom boasts an oversized shower for invigorating mornings and a corner soaker tub for those long, relaxing evenings. Two additional bedrooms provide comfortable spaces for family and guests. And let's not forget the partially finished basement - a blank canvas for your imagination. Home gym? Media room? The choice is yours! Recent upgrades, including new vinyl flooring (all new subfloor), updated vinyl windows and fresh paint, give this home a modern feel. The attached garage, complete with epoxy flooring and heating, offers a perfect space for projects or extra storage. Tucked away in your corner unit, you'll feel miles from the hustle and bustle, yet you're just a short stroll from local amenities, including the Co-op grocery store and the beautiful Glenmore Reservoir. Prepare to be amazed! This townhome is a rare gem, gleaming with upgrades and in pristine condition. It's not just a house; it's a masterpiece that truly stands out. One look and you'll see why we confidently rate it 10/10!**

Inclusions:
Property Listed By: **Garage workbench and shelves, Garage Heater
Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











